

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 24, 2008

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

GPA-25905 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -
APPLICANT/OWNER: KB HOMES NEVADA, INC., ET AL - Request to Amend a portion
of the Centennial Hills Sector Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL)
TO: L (LOW DENSITY RESIDENTIAL) on 30.2 acres at the northeast corner of Iron Mountain
Road and Leon Avenue (APNs 125-01-402-001 thru 008), Ward 6 (Ross)

C.C.: 02/20/08

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

9

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcards
7. Submitted after final agenda – Protest Postcards for Items 33 and 34

Motion made by DAVID STEINMAN to Hold In Abeyance Items 33-36 to 2/28/2008

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

SAM DUNNAM, DAVID STEINMAN, RICHARD TRUESDELL, BYRON GOYNES,
GLENN TROWBRIDGE, STEVEN EVANS, VICKI QUINN; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

Minutes:

VICE-CHAIRMAN TROWBRIDGE declared the Public Hearing open for Items 33-36.

JIM MARSHALL, Planning and Development Department, stated the proposed designation and potential intensity are not compatible with the surrounding area and recommended denial. He noted the site plan application did not include any elevations of the project.

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BOB GENZER, Genzer Consulting, and JOSH JOHNSON, GC WALLACE, appeared on behalf of the applicant. MR. GENZER pointed out that KB Homes is no longer involved with these applications, noting that the Farrokhtala Family Marital Trust was the applicant and owner.

MR. GENZER explained that the rezoning and General Plan Amendment would change the property's designation from Desert Rural to Low Density. He emphasized that the applicant was planning to use lower density permitted and not the upper density, which would be compatible with the neighborhood. MR. GENZER acknowledged that no elevations had been presented as the applicant was not currently prepared to begin construction. He expressed acceptance of any conditions that would address the size of the homes and any condition that would require future elevations be presented to the Commissioners and the City Council. He noted the vacation request would take some excess right-of-way and pointed out two other right-of-way which limited development options on the site.

TODD FARLOW, 240 North 19th Street, suggested that an oddly-shaped piece of land be utilized as open space. MR. GENZER stated that the parcel in question is privately held and is not under the control of the applicant.

STACY HENRY, 8820 Monte Oro Drive, expressed concern with the zoning change and requested that Residential Planned Development - 3 units per acre (R-PD3) be the maximum density allowed. LAVERT DAVIS, 8816 Monte Verde Drive, and GINA FALKOWIZ, 5845 Ponderosa Verde Place, concurred.

NICK UNCHYN, 9020 Sawhill Pond Street, expressed concern with the future gun park, stating it will cause a decrease in his property value. He stated that he had not been informed that the gun park was proposed in his neighborhood and stated his opposition to anything that would negatively impact his property's value. VICE-CHAIRMAN TROWBRIDGE informed MR. UNCHYN that the gun park had been under consideration for ten years, pointing out the one-mile buffer area between the gun activity area and the borders of the property.

MR. GENZER explained that the applicant had concluded that Residential Planned Development - 4 Units per acre (R-PD4) was needed to make the project work and noted the project's density is at 4.17 units per acre which less than the maximum allowed.

COMMISSIONER EVANS expressed concern with the project's lack of specifics with regard to the site plan and noted the staff report mentioned manufactured housing. MARGO WHEELER, Director of the Planning and Development Department, explained that the staff report stated that manufactured housing would be permitted under the requested zoning.

MR. GENZER assured COMMISSIONER EVANS that the development's homes would be similar to existing homes in the area, but COMMISSIONER EVANS noted the difficulty in comparing the project's compatibility with the surrounding area without any elevations for the project. MR. GENZER reiterated the applicant's willingness to present building elevations to the Planning Commission and the City Council at a future meeting. COMMISSIONER EVANS

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questioned the feasibility of evaluating building elevations after the site plan has been approved and suggested the proposed site plan does not meet the City's requirements.

COMMISSIONER DUNNAM disclosed that he had discussed the project with MR. GENZER several times. He noted that the R-PD designation allows flexibility in order to encourage creativity and observed that the proposed site plan is not creative. He suggested that the inclusion of curvi-linear streets and the more central placement of the open space would improve the project and make it more compatible with the neighborhood. COMMISSIONER DUNNAM recommended that the item be held for 30 days to allow the applicant to work on the site plan. MR. GENZER expressed the applicant's willingness to hold the item in order to address the Commissioners' concerns.

MR. GENZER informed COMMISSIONER QUINN that the project's builder had not yet been selected. MR. GENZER agreed with COMMISSIONER QUINN that future homeowners need to be informed about the gun park in the neighborhood.

VICE-CHAIRMAN TROWBRIDGE noted that building elevations would help address the neighbors' concerns. He also suggested R-PD3 rather than R-PD4 would be more appropriate for the area.

COMMISSIONER TRUESDELL stated he could support the request to hold the item, but could not guarantee he would support the project when it returned. COMMISSIONER TRUESDELL stated the Vacation request is appropriate and it would ensure uniform street width adjacent to the parcel. He noted that it is possible to increase a project's density through improved quality of design, but noted the applicant was requesting higher density without an increase in the project's quality.

COMMISSIONER STEINMAN stated he could support holding the application.

CHAIRMAN GOYNES disclosed that he would vote on the motion to hold the items, but would abstain when the items came forward as he owns a home in the notice area.

VICE-CHAIRMAN TROWBRIDGE declared the Public Hearing closed.